

DOWNTOWN COMMISSION RESULTS

Office of the Director
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Tuesday, May 24, 2016
77 N. Front Street, STAT Room (Lower Level)

Planning Division
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Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
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- I. Attendance**
Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Michael Brown,; Kyle Katz, Robert Loversidge; Jana Maniace; Danni Palmore,

Absent: Tedd Hardesty; Mike Lusk

City Staff: Daniel Thomas, Andy Beard, Daniel Blechschmidt, Brandan Hayes, Kelly Scotto, Ashley Senn
- II. Approval of the April 26, 2016 Downtown Commission Meeting Results**
Motion to approve

III. Old Business – Request for Certificate of Appropriateness

Case #1 16-4-8

5:50

Address: 141 North Fourth Street

Pins Mechanical Company

Applicant and Design Professional: Joe Schmidt

Property Owner: General Tire Sales LLC

Attorney: Troy Allen / Rise Brands (Building Tenant – Business Owner)

Request:

Certificate of Appropriateness review for the conversion of a former General Tire Sales Building into a bar and gaming place. Includes fenced-in outdoor patio . . .
CC3359.05(C)1)

The project was reviewed in April (see Results). The Commission granted a Certificate of Appropriateness for the building portion of the application with the condition that site and patio details return.

Discussion

An additional patio has been added to the front, former asphalted area. Details of the patio were gone over. Dark grey building color was shown. SW – more landscape detail is desired. Cedar fencing will be treated and stained and should change color over time. Food trucks will be outside of fence but still on their property. MB – I like that idea to put it on private but leave it near sidewalk. KK – would like move to accept. DP – 2nd.

Results

Motion to approve, submit detailed landscape plans to staff. (7-0)

Case #2 16-4-10**12:00****Address: 145 E. Rich Street****Applicant and Design Professional:** Morrison Sign Company

Violetta Morrison

Property Owner: Michael Tomko / 145 Rich Street LLC**Request:**

Certificate of Appropriateness for banners (two shown initially). CC3359.05(C)1) CC3359.25

The Downtown Commission conditionally approved banners at this location at their April 26 meeting, see attached Results. There were two conditions: reduce the width of the banners from 4 to 3 feet and lower the banners to no more than the fourth floor window sills. The applicant was instructed to come back if those conditions were not agreeable to the owner. The owner agrees wishes to reduce the width to 3 feet 8 inches and keep the original height.

Discussion

The owner felt that the decreased size didn't hold. RL – I think that this is better. Move approval, KK – 2nd.

Results

Motion to approve. (6-1) Brown

V.New Business - Requests for Certificate of Appropriateness**Case #3 16-5-1****15:00****Address: 257 E. Broad St. Street****The Catholic Foundation****Applicant and Design Professional:** David B. Meleca**Property Owner:** The Catholic Foundation**Request:**Certificate of Appropriateness for monument sign at the Columbus Foundation.
CC3359.05(C)1)**Discussion**

Materials will match those of the building. The letters will be raised three dimensional and will not be lit. Move to accept KK – 2nd – MB.

Results

Motion to approve (7-0)

Case #4 16-5-2**17:25****Location / Address:** 153 E. State St. (Parking lot at SW corner of State and Fourth)**Property Owner:** 6264 Sunbury LLC**Architects / Artists:** DesignGroup Malcolm Cochran, Bold Booths Curator and Project Coordinator**Applicant :** SID Public Service Association**Request:**

Certificate of Appropriateness for art installation in surface parking lot. CC3359.05(C)1)

Withdrew

Case #5 16-5-3**18:00****Project – PlaceMakers: W. Cherry. Public Engagement Project****Location / Address:** West Cherry Street**Property Owners:** Building - Swan Super Cleaners, Inc.
West Cherry Street – City of Columbus**Architects / Artists:** Varied, volunteer project**Request:**

Certificate of Appropriateness for art installation wall graphic / signage /mural for temporary arts festival on West Cherry Street. CC3359.05(C)1)

Discussion

Project will be going in front of the Columbus Art Commission tonight for approval of objects (art) in the R.O.W. Specific things requiring Downtown Commission approval are graphics on private property and a structural piece (archway) that would have to go for structural review (Building and Zoning permit). For the “Place for People” Placemakers has received quotes for thermal transfer. Drawing was handed out. Clarification was sought about The Downtown Commission’s role in the breath of the project – what was it being asked to specifically approve. The arch and “A Place for People “ are temporary – a two month engagement. A permanent pedestrian space will probably result from W. Cherry.

KK – exciting project – go for it. Move to accept – OB – 2nd. The motion would include allowing the cherry to also rise above the parapet.

Results

Motion to approve (7-0)

Case #6 16-5-4**35:30****Address:** 190 South Front Street**HighPoint****Applicant and Design Professional:** Natalia Lebedin Lount, GRA+D**Property Owner:** Ben Kelley, Kelley Companies**Request:**

Certificate of Appropriateness for the installation of a new storefront system to replace original plywood covers. Intent is redesign with the involvement of retail tenant at a future date. CC3359.05(C)1)

Discussion

Black framing with clear glass will be installed. Kelley is anticipating lifestyle photos to fill the glass if there is no tenant. Other options might be to contact CCAD or other arts group to fill with art. A signature restaurant is planned on the south end and remaining windows will use this system. SW – I don’t think the Commission would need to approve art filling the windows. RL – move approval, KK – 2nd.

Results

Motion to approve (7-0)

Case #7 16-5-5**38:00****Address:** 33 N. Grant Ave.**Applicant:** Todd Dillon, Hometeam Properties**Design Professional:** Kimbererly Mikanik, Architect**Property Owner:** Hometeam Properties**Request:**

Certificate of Appropriateness for the installation of a new storefront. CC3359.05(C)1)

Discussion

Stucco fill storefront is proposed to be removed, to be replaced with glazing. Signage would come later when tenants are known. JM wondered what is underneath the EIFS. MB asked about the banners currently on the side of the building – could they be taken down. You are upgrading the building. The EFIS color will match that of the rest of the building. RL – questions about materials in the rear of the building. A. – there will be a terrace in the back. The stair way in the rear is just for emergency egress and cover is not required. RL – the original storefronts went all the way up to the headers. Did you consider having less EIFS and having the storefronts more vertical? More in the original proportions? SW – I think that it would be interesting to look at the building and see what is underneath. You might come up with something that is more attractive. As it is now the glass is only going up to about 7 ft. JM – the arches could be accentuated by moving the transoms up. A. – we need a place for signage and the horizontal band would be the place. RL – it would be a very large sign band for such a small building. A. – we also need to look at structural issues. MB – can we approve under the caveat that they bring it back to staff? What is the applicant's time line? I don't have problems with the original submission. RL – changes articulated by Commission would mean for a whole new design. A. – we would be willing to take a look at it and come back. I would rather get it right. We would like to move forward on the other aspects of the proposal (rear stairs, etc.) and come back for façade.

Results

Motion to approve side and rear improvements. Table the front façade improvements. (7-0)

Case #8 16-5-6**50:50****Address:** 408 N. Sixth St.**Property Owner:** Blu Banana LLC**Applicant:** Randy Parsons – Mann Parsons Gray Architects**Design Professional:** Kevin O'Malia – Mann Parsons Gray Architects**Request:**

Certificate of Appropriateness for renovation – conversion to beer operation .CC3359.05(C)1)

*The building has been used as a small beer distributorship and now being expanded.***Discussion**

The building had been an Italian food processing facility. There will be beer tasting on one side and brewing on the other. The structure will remain primarily as it is with additional work for railings, etc. for the patio and trellis / beer garden. Staff – surrounded on three sides by Columbus State., despite the appearance that two sides are alleys. A. – Columbus State will be moving their fence up. Staff – original plans have been altered because of need for access directly from 6th St. sidewalk.

KK – I think this is great adaptive reuse. I move to accept. A. – building will be white wash with black letters. SW – come back with details on the signage and the lighting. Rotten ceiling in the rear side will be taken up and trellis installed for beer garden. There will be clear plastic on top of the wood. JM – there a lot of black – any thought of lightening up some of it?

Some confusion with signage, applicant said that it was intended to be painted, but the drawings indicated raised letters. SW – be specific and bring back.

Results

Motion to approve (6-1) Loversidge

Case #9 16-5-7

57:40

Address: 288 E Long St.& 151 N. Sixth St.

Property Owner: Long & Sixth LLC (Don DeVere)

Design Professional and Applicant : Jonathan Barnes Architecture and Design c/o Sarah Mackert

Request:

Certificate of Appropriateness for renovation – apartments, retail fronting E. Long St. and interior parking CC3359.05(C)1)

Discussion

Handouts. A. – An adaptive reuse project that involves two buildings. Building built in 1910 and 1925. The project forms an L shaped building. The first floor will have internal parking accessed from 6th St. There will be a small commercial space on Long St. The alley providing primary residential access is currently public, but it will be vacated. Window replacements will be industrial sash style windows. Windows will be made larger, combining two to make one. RL – why are you taking a warehouse building and making it into a loft? A. – we think it's an improvement on the elevation. It's a beautiful view of downtown. There is an easement with the adjacent parking lot to protect the view. JB – we are proposing an industrial look of a different kind. For apartment use the new windows work well, provide a lot of light. MB – this is a huge improvement. RL – the restoration of the Long St. commercial frontage is good. JM - Treatment of alley is important as a way to signify entry. A. – If the alley is private we will have more options on its treatment. Lighting and signage is important here. A painted graphic will occur in the alley that will extend into the lobby. RL – landscaping, streetscaping, signage? A. Will come back with signage and lighting. KK – move to accept but for signage which the applicant will come back for. RL – 2nd.

Results

Motion to approve, will return with signage (7-0)

VI. Conceptual Reviews

Case #10 16-5-8

1:15:44

Project: *Millennial Tower* **Location:** Southwest corner of Front and Rich Streets

Applicant: Arshot Investment Corporation

Property Owner: Bicentennial Plaza Holding Company, Ltd., et.al.

Attorney: Joseph A. Sugar

Design Professionals : Smallwood, Reynolds, Stewart,& Associates, Inc. (Atlanta)

Request:

Conceptual review of a major mixed-use retail / office / residential & parking building.
CC3359.05(C)1)

Discussion

Bill Schottenstein (Arshot Dev.) – Site discussed, quarter block of surface parking. Proposal – 25 story, mixed-use development with 1 level of subgrade parking, 2 levels of retail (ground floor also accommodating lobbies for offices and residential), 6 levels of parking, 1 level of mechanical, 6 levels of office, amenity floor (with fitness facility, conference center, dog park & swimming pool) and the remainder residential. Combination mural and video board wraps mechanical and parking levels – will add vitality to the street. Size of project lends itself to retail – 13-14,000sf on grade and 27,000sf on second level. We’ve done retail downtown (5th/3rd Tower, CVS). We believe that this could be a downtown (boutique) grocery store what with emerging residential and office in the area. Parking, in addition to on-site, is available in the area, including the Lazarus garage across the street.

KK – what percentage of the graphics would be fixed mural and what would be LED? A. Rich St. side 50-50, Front – 100& (LED), Cherry ST. 50-50, Ludlow 50-50. KK – do you see this as 3rd party ads or ancillary to the building? A. – I see the majority being for the building – grocery, restaurant, coffee shops- out in front of public. Epicenter type site. Also with festival along river, there is opportunity. Sites the Time-Warner Center in NY as an example. RL – exciting project. Are murals ad murals or are they art? A – I think it will be a combination. There should be change so it doesn’t become boring. Keep interest. Help with walking environment. OB – like State and High? SW – how would approval process work for changeable / static images? A – we will be more specific when coming back. KK – we want to avoid more billboard space. SW – This is way overboard on graphics. KK – this could be fabulous, depending on its application. SW – if video screen, what is the brightness. DP - we’ve been through this a number of times when we thought we were going to get art and energy only to get a lot of ads. I like the overall architectural design – I don’t know if it is truly compatible with its surroundings. A. – I don’t agree – look at the new courthouse and Miranova. Design is changing – now more open space and glass, higher ceilings, great volumes, and outdoor space. SW / RL / KK – like the design. JM – likes concept of screening parking but it will have to be thought thur carefully. Could elevate the area. Motivation of screen should be more artistry. It’s a dominant element and should be held to high standards. A – it is a high-end building and I don’t disagree. Need to make retail sustainable. The band will be visible. Use also to promote events (arts) in area – riverfront and Commons. JM – Ventilation? A. LED graphic will be similar to that at State and High – will allow ventilation thru. MB – I love everything except for that ribbon. If I lived in that vicinity, I’d have problems with it. A – we can adjust, brightness, hours. KK – come back with breakdown of dedicated time - % for arts, public service, commercial. RL – need to show us the detail of how this is going to work. Sectional studies would be advisable.

Dave Rechtenwald (Urban Design) – went through architecture. – design and derivation. From solid at base to more open above. Cast concrete and glass.

Results

Conceptual review – no vote taken

Case #11 16-5-9

1:43:00

Address: 225 S. Third Street**Two25 COMMONS****Applicant:** Two25 Commons LLC**Property Owner:** City of Columbus – Capitol South Community Urban Redevelopment Corporation**Developers:** The Daimler Group and Kaufman Development**Design Professionals :** NBBJ**Request:**

Conceptual review of a major mixed-use office / residential building. Project includes pedestrian bridge over Rich Street connecting to parking structure. St. CC3359.05(C)1)

Robert Loversidge - Recusing

Discussion

Guy Worley – CDDC, Capital South (property owner) – introduced the project and the overall context of Columbus Commons development. This is the last site of the mixed-use Commons development. Introduced development team and his support of project, as well as the prior Millennium Tower. Both represent the completion of Riversouth – which had been parking lots and abandoned buildings. Now a mixed use district adjacent to highly successful Commons and Scioto Mile.

Bob White, Jr. (Daimler) – Minimum of 6 stories of office space was part of the RFP for this project. As was a total minimum of 12 stories. Very near final submission drawings. Ground level – a mixture of office and retail. 30,000 sf footprint of office per floor. – open and collaborative spaces, as in 250 High. Opportunity for balconies and outdoor space. Amenity space (community room, and other space for both office and residences) on the sixth floor, closer to the park. Top floor (12th) is residential – penthouse. Larger office floor plate, residential is smaller. Separate office and residential elevators. JM – beautiful project. Make certain you study the sun angles, not too many shadows in winter in courtyard. Balconies are important and could be a sculptural element.

Brent Kaufman – residential component is 119 units ranging from micro footprint (430 sf) up to units that are 2,800 sf. (3BR – penthouse). Building will be programed in terms of activity opportunities, in many ways an extension of the park.

NBBJ - square site led to less constraints than 250 High. Importance to relate to the Commons. Commercial spaces with big open windows. Residential windows 5'W x 8'H. – light and airiness for the apartments is also important. Primarily precast façade with variations in color and texture. Darker material, almost slate like. Two west facades with metal panel – increase the visibility of the building to contrast with other facades. SW – I like the richness in what I am seeing. Suggests slightly different hue from upper and lower sections (as opposed to monolithic). JM – don't get too dark. A – East façade on Third is the flattest. Continuity of material is sought here. MB – South and east elevations are not as exciting visually. Looks a little flat – anything you could do to bring some life. SW – encourage active street front. Presence on the street, at least the south side has entryway. Is there a way to energize that east side. At the sidewalk. Entry is one way to do this. Signage is another. Third is an important street. Another thing that we are careful about are elevated walkways. Normally discouraged. A. – we've been mindful of that and have been studying. 3,600 space garage going across Rich Street. Currently open crosswalk intended for pedestrians with at least three lanes of traffic. Results are uneven. 1,000 plus people living and working in the new building. Feel strongly

that we need this. We are paying close attention as to its architecture. We are open to a lot of ideas. BK – street will remain one way and there isn't a way to slow down traffic. Activation of the streets will happen. Back and forth at rush hour is critical. What we are attempting to accomplish will be something akin to the Highline in NY – an amenity, experience. Open, fresh air. Will be financed by the developers. NBBJ – could act as gateway from the east. JM – make it look as light as possible.

DP – Timeline? A. Hope to be starting later this year. MB – what alternatives and discussions with City if we say no to the bridge? A. – City is generally supportive. SW – does Rich St. need to be that wide? GW – it does need to be that wide and one-way because of the nature of the large parking garage and also the COTA terminal. CDDC has studies traffic calming and alternative traffic patterns

Results

Conceptual review – no vote taken

VI. Request for Certificate of Appropriateness for Advertising Murals

Case #12 16-3-9M

2:11:30

SMD & HLS Bail Bonds ad mural

Address: 88 W. Mound Street

Applicant: Outfront Media / HLS Bonding Company

Property Owner: Mound Street Partners / Kemp, Schaeffer & Rowe, Co., C.P.A.

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 88 W. Mound Street. Proposed mural — SMD & HLS Bail Bonds – “Download our free bail bond App”. There have been no prior ad murals at this site. CC3359.07(D).

The Commission has reviewed this site for bail bonds ad murals in March and April. Prior murals (for comparison) and Results are included. The size of the cell phone was reduced from the April submission.

Dimensions of mural: 17'W x 29'H, two dimensional, non lit

Term of installation: Seeking approval for 6 months, June 1 through December 1, 2016

Area of mural: 493 sf

Approximate % of area that is text: 2.6%

Discussion

Four of seven Commissions remain (Katz, Beatty and Loversidge left during meeting). Third month that this or version of this application has been back. Phone is smaller on this version. Other phone murals and crime theme murals shown for context. A. – trying to work with the Commission. SW – went over iterations of design. DP - Major improvements – motion to approve. SW – 2nd.

MB – position stays the same. JM - appreciate movement to make better, but still no, still too commercial. And busy.

Results

Motion to approve (2-2) Wittmann, Palmore – yes, Brown, Maniace no. Motion fails

Discussion to reintroduce the proposal at the beginning of the meeting when meeting has full attendance.

Case #13 16-5-10M

2:20:00

Say it with Pepsi Ad Mural**Location:** South Elevation Huntington Park**Applicant:** Columbus Clippers**Property Owner:** Franklin County Board of Commissioners**Design Professional:** DaNite Sign Company**Request:**

Design review and approval for installation of heat transfer vinyl advertising murals to be located on the south elevation of Huntington Park's left field bleacher building. Proposed mural – “#Say it with Pepsi”. The Downtown Commission has previously approved numerous murals at this location, the latest being for another Pepsi mural . CC3359.07(D)

Ken Schnacke, President of the Columbus Clippers is also requesting that the Commission consider and grant an approval process at Huntington Park similar to the Arena entertainment district provision or an administrative approval similar to the Apple program. In 2008, the Commission designated certain exterior walls at Huntington Park as sponsorship graphics spots.

Dimensions of mural: 22'W x 30'H Two dimensional, non-lit**Term of installation:** Seasonal - from June 1 through October 1, 2016**Area of mural:** 660 sf**Approximate % of area that is text:** 3.4%**Discussion**

Administrative approval discussed, but it was felt that more Commission attendance was needed.

South side – MB – it's at existing location, colorful, text is okay – fine. Motion to approve. JM – too busy and not creative.

Results

Approved (3-1) Maniace

Additional mural on north elevation shown (Columbus zoo)

2:22:25

Discussion

Late addition to agenda. MB – motion to approve.

Results

Approved (4-0)

Case #14 16-5-11M

2:22:46

Where's The Line Ad Mural**274 S. Third Street****Applicant Design Professional:** Orange Barrel**Property Owner:** Devere LLC**Request:**

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 274 S. Third St. Proposed mural – “Love / Control ‘ Where's the line. . .” The

Downtown Commission has previously approved numerous murals at this location, the latest being for Maker's Mark . CC3359.07(D)

Dimensions of mural: 29'W x 25'H Two dimensional, lit

Term of installation: Seeking approval from May 23, 2016 through January 4, 2017

Area of mural: 725 sf

Approximate % of area that is text: 4.7%

Discussion

Jack Reynolds – public service announcement. Is it love or control? MB ad is less effective as mural, probably better in print. Some of details don't hold up. I'm all for it though. Motion to accept. DP – 2nd.

Results

Approved (4-0)

VII. Business / Discussion

Business Meetings – Topics – Dates – Locations, Invites

- Downtown Streetscape Standards
- Ad murals / new designated walls

Public Forum

Staff Certificates of Appropriateness have been issued since last notification (April 21, 2016)

1. North Bank Pavilion – Wedding tent
2. 39 E. Gay St. – temp sign – Café Phenix
3. 39 E. Gay St. – permanent wall sign – Café Phenix
4. 395 E. Broad St. – Security window film
5. 96 S Grant Ave. – directions – parking - ground signs
6. 155 W. Nationwide Blvd. – Temp grand opening graphics – Zoup
7. 59 Spruce St. – temp festival tent
8. 43 W. Long St – Apple Watch AM
9. 285 N Front St. – Apple Watch AM
10. 60 E. Long St. – Apple Watch AM
11. 35 W. Spring St. – Apple Watch AM
12. 15 W. Cherry – Apple Watch AM
13. 80 E. Fulton St. – Mechanical equip. on roof – county
14. 168 N. Fourth St. – parking lot landscaping / reconfiguration
15. 168 N. Fifth St. iQuentures wall sign
16. 195 E. Long St. – temp wall sign for grand opening – storage building

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.

2:32